

COMPARISON OF AREA RENT LIMITS

updated: 12/05/2011

Version 12-1

EFFECTIVE DATE OF % RENTS: 12/01/1011

EFFECTIVE DATE OF FAIR MARKET RENT: 10/1/2011

EFFECTIVE DATE HOME RENTS: 7/13/2011

AREA	PROGRAM	EFFIC.	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
HUD Metropolitan Fair Market Rent Areas								
Boston-Cambridge-Quincy, MA-NH HMFA NH Portion	FAIR MARKET RENT	\$1,099	\$1,166	\$1,369	\$1,637	\$1,799	\$2,069	\$2,339
	50% RENT LIMIT	\$856	\$917	\$1,101	\$1,271	\$1,418	\$1,565	\$1,711
	60% RENT LIMIT	\$1,027	\$1,101	\$1,321	\$1,526	\$1,702	\$1,878	\$2,053
	80% RENT LIMIT	\$1,137	\$1,218	\$1,462	\$1,690	\$1,885	\$2,080	\$2,275
	LOW HOME RENT	\$843	\$903	\$1,083	\$1,252	\$1,397	\$1,541	\$1,685
	HIGH HOME RENT	\$1,076	\$1,149	\$1,349	\$1,594	\$1,759	\$1,922	\$2,085
Lawrence, MA-NH HMFA NH Portion	FAIR MARKET RENT	\$713	\$907	\$1,097	\$1,310	\$1,350	\$1,553	\$1,755
	50% RENT LIMIT	\$783	\$839	\$1,007	\$1,163	\$1,298	\$1,432	\$1,566
	60% RENT LIMIT	\$940	\$1,007	\$1,209	\$1,396	\$1,558	\$1,719	\$1,879
	80% RENT LIMIT	\$1,137	\$1,218	\$1,462	\$1,690	\$1,885	\$2,080	\$2,275
	LOW HOME RENT	\$769	\$828	\$993	\$1,148	\$1,281	\$1,413	\$1,545
	HIGH HOME RENT	\$769	\$978	\$1,183	\$1,413	\$1,456	\$1,674	\$1,893
Portsmouth-Rochester, NH HMFA	FAIR MARKET RENT	\$727	\$858	\$1,070	\$1,412	\$1,593	\$1,832	\$2,071
	50% RENT LIMIT	\$783	\$839	\$1,007	\$1,163	\$1,298	\$1,432	\$1,566
	60% RENT LIMIT	\$940	\$1,007	\$1,209	\$1,396	\$1,558	\$1,719	\$1,879
	80% RENT LIMIT	\$1,137	\$1,218	\$1,462	\$1,690	\$1,885	\$2,080	\$2,275
	LOW HOME RENT	\$699	\$803	\$963	\$1,113	\$1,241	\$1,370	\$1,498
	HIGH HOME RENT	\$699	\$826	\$1,030	\$1,360	\$1,534	\$1,700	\$1,842
Western Rockingham Co., NH HMFA	FAIR MARKET RENT	\$948	\$949	\$1,142	\$1,510	\$1,557	\$1,791	\$2,024
	50% RENT LIMIT	\$885	\$948	\$1,137	\$1,314	\$1,466	\$1,618	\$1,769
	60% RENT LIMIT	\$1,062	\$1,137	\$1,365	\$1,577	\$1,759	\$1,941	\$2,123
	80% RENT LIMIT	\$1,137	\$1,218	\$1,462	\$1,690	\$1,885	\$2,080	\$2,275
	LOW HOME RENT	\$872	\$911	\$1,096	\$1,296	\$1,446	\$1,596	\$1,744
	HIGH HOME RENT	\$910	\$911	\$1,096	\$1,449	\$1,494	\$1,718	\$1,942
Manchester, NH HMFA	FAIR MARKET RENT	\$686	\$842	\$1,007	\$1,203	\$1,240	\$1,426	\$1,612
	50% RENT LIMIT	\$673	\$721	\$866	\$1,001	\$1,117	\$1,232	\$1,347
	60% RENT LIMIT	\$808	\$866	\$1,039	\$1,201	\$1,341	\$1,479	\$1,617
	50% HERA Special Rent	\$678	\$726	\$872	\$1,007	\$1,123	\$1,240	\$1,356
	60% HERA Special Rent	\$814	\$872	\$1,047	\$1,209	\$1,348	\$1,488	\$1,627
	80% RENT LIMIT	\$1,078	\$1,155	\$1,386	\$1,601	\$1,787	\$1,971	\$2,156
	LOW HOME RENT	\$672	\$720	\$865	\$1,000	\$1,115	\$1,230	\$1,345
	HIGH HOME RENT	\$721	\$885	\$1,059	\$1,251	\$1,304	\$1,500	\$1,644
Nashua, NH HMFA	FAIR MARKET RENT	\$750	\$882	\$1,103	\$1,475	\$1,578	\$1,815	\$2,051
	50% RENT LIMIT	\$822	\$881	\$1,057	\$1,222	\$1,363	\$1,504	\$1,645
	60% RENT LIMIT	\$987	\$1,057	\$1,269	\$1,467	\$1,636	\$1,805	\$1,974
	80% RENT LIMIT	\$1,137	\$1,218	\$1,462	\$1,690	\$1,885	\$2,080	\$2,275
	LOW HOME RENT	\$798	\$869	\$1,043	\$1,205	\$1,345	\$1,483	\$1,622
	HIGH HOME RENT	\$798	\$939	\$1,174	\$1,533	\$1,680	\$1,847	\$2,003
Hillsborough Co., NH (part) HMFA	FAIR MARKET RENT	\$641	\$652	\$855	\$1,246	\$1,501	\$1,726	\$1,951
	50% RENT LIMIT	\$698	\$748	\$898	\$1,037	\$1,157	\$1,277	\$1,396
	60% RENT LIMIT	\$838	\$898	\$1,078	\$1,245	\$1,389	\$1,533	\$1,675
	80% RENT LIMIT	\$1,117	\$1,197	\$1,437	\$1,660	\$1,852	\$2,043	\$2,234
	LOW HOME RENT	\$688	\$738	\$886	\$1,023	\$1,141	\$1,259	\$1,377
	HIGH HOME RENT	\$749	\$761	\$999	\$1,296	\$1,426	\$1,556	\$1,684

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AREA	PROGRAM	EFFIC.	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Non-Metro County FMR Areas								
Belknap County, NH	FAIR MARKET RENT	\$572	\$704	\$879	\$1,160	\$1,492	\$1,716	\$1,940
	50% RENT LIMIT	\$616	\$660	\$791	\$914	\$1,020	\$1,125	\$1,230
	60% RENT LIMIT	\$739	\$792	\$949	\$1,097	\$1,224	\$1,350	\$1,476
	80% RENT LIMIT	\$985	\$1,055	\$1,266	\$1,462	\$1,631	\$1,800	\$1,968
	LOW HOME RENT	\$591	\$651	\$781	\$902	\$1,007	\$1,111	\$1,214
	HIGH HOME RENT	\$591	\$727	\$908	\$1,139	\$1,251	\$1,362	\$1,473
Carroll County, NH	FAIR MARKET RENT	\$636	\$672	\$886	\$1,205	\$1,480	\$1,702	\$1,924
	50% RENT LIMIT	\$616	\$660	\$791	\$914	\$1,020	\$1,125	\$1,230
	60% RENT LIMIT	\$739	\$792	\$949	\$1,097	\$1,224	\$1,350	\$1,476
	80% RENT LIMIT	\$985	\$1,055	\$1,266	\$1,462	\$1,631	\$1,800	\$1,968
	LOW HOME RENT	\$607	\$651	\$781	\$902	\$1,007	\$1,111	\$1,214
	HIGH HOME RENT	\$654	\$691	\$911	\$1,139	\$1,251	\$1,362	\$1,473
Cheshire County, NH	FAIR MARKET RENT	\$711	\$760	\$952	\$1,148	\$1,398	\$1,608	\$1,817
	50% RENT LIMIT	\$618	\$663	\$796	\$919	\$1,026	\$1,131	\$1,237
	60% RENT LIMIT	\$742	\$795	\$955	\$1,103	\$1,231	\$1,358	\$1,484
	80% RENT LIMIT	\$990	\$1,060	\$1,272	\$1,470	\$1,640	\$1,810	\$1,979
	LOW HOME RENT	\$611	\$655	\$786	\$907	\$1,012	\$1,117	\$1,221
	HIGH HOME RENT	\$725	\$774	\$970	\$1,145	\$1,259	\$1,370	\$1,481
Coos County, NH	FAIR MARKET RENT	\$393	\$514	\$604	\$847	\$951	\$1,094	\$1,236
	50% RENT LIMIT	\$616	\$660	\$791	\$914	\$1,020	\$1,125	\$1,230
	60% RENT LIMIT	\$739	\$792	\$949	\$1,097	\$1,224	\$1,350	\$1,476
	80% RENT LIMIT	\$985	\$1,055	\$1,266	\$1,462	\$1,631	\$1,800	\$1,968
	LOW HOME RENT	\$425	\$556	\$653	\$902	\$1,007	\$1,111	\$1,214
	HIGH HOME RENT	\$425	\$556	\$653	\$916	\$1,028	\$1,182	\$1,336
Grafton County, NH	FAIR MARKET RENT	\$653	\$719	\$911	\$1,225	\$1,292	\$1,486	\$1,680
	50% RENT LIMIT	\$616	\$660	\$791	\$914	\$1,020	\$1,125	\$1,230
	60% RENT LIMIT	\$739	\$792	\$949	\$1,097	\$1,224	\$1,350	\$1,476
	80% RENT LIMIT	\$985	\$1,055	\$1,266	\$1,462	\$1,631	\$1,800	\$1,968
	LOW HOME RENT	\$607	\$651	\$781	\$902	\$1,007	\$1,111	\$1,214
	HIGH HOME RENT	\$644	\$709	\$898	\$1,139	\$1,251	\$1,362	\$1,473
Merrimack County, NH	FAIR MARKET RENT	\$645	\$763	\$996	\$1,230	\$1,577	\$1,814	\$2,050
	50% RENT LIMIT	\$696	\$745	\$895	\$1,033	\$1,153	\$1,272	\$1,391
	60% RENT LIMIT	\$835	\$894	\$1,074	\$1,240	\$1,384	\$1,527	\$1,669
	50% HERA Special Rent	\$697	\$746	\$896	\$1,035	\$1,155	\$1,274	\$1,393
	60% HERA Special Rent	\$837	\$896	\$1,075	\$1,242	\$1,386	\$1,529	\$1,671
	80% RENT LIMIT	\$1,113	\$1,193	\$1,431	\$1,653	\$1,845	\$2,036	\$2,226
	LOW HOME RENT	\$646	\$735	\$882	\$1,019	\$1,137	\$1,255	\$1,372
	HIGH HOME RENT	\$646	\$764	\$997	\$1,231	\$1,421	\$1,549	\$1,677
Sullivan County, NH	FAIR MARKET RENT	\$536	\$649	\$827	\$1,121	\$1,211	\$1,393	\$1,574
	50% RENT LIMIT	\$616	\$660	\$791	\$914	\$1,020	\$1,125	\$1,230
	60% RENT LIMIT	\$739	\$792	\$949	\$1,097	\$1,224	\$1,350	\$1,476
	80% RENT LIMIT	\$985	\$1,055	\$1,266	\$1,462	\$1,631	\$1,800	\$1,968
	LOW HOME RENT	\$547	\$651	\$781	\$902	\$1,007	\$1,111	\$1,214
	HIGH HOME RENT	\$547	\$663	\$844	\$1,139	\$1,236	\$1,362	\$1,473

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Notes:

Fair Market Rent: Is based on the 40th percentile rent for a 2-bedroom unit in the identified area, adjusted for the number of bedrooms. HUD publishes FMR numbers with an effective date of Oct. 1, dated for the following year. (i.e.. 2012 FMR's are effective on 10/1/11)

50% Rent Limit: Is 30% of the adjusted income of a family whose annual income equals 50% of the median income for the indicated area. Adjustments are made for family size, under the assumption units are occupied at the rate of 1.5 persons per bedroom. Adjustments are also made in areas with unusually high or low incomes.

60% Rent Limit: Is 30% of the adjusted income of a family whose annual income equals 60% of the median income for the indicated area. Adjustments are made for family size and income in the same manner as above.

High Home Rent: Is the lesser of the Fair Market Rent or 30 percent of the adjusted income of a family whose annual income equals the published 65% Rent Limit, except when this number is less than the prior year limit. This number only changes when HUD publishes a new 65% Rent Limit and High Home Rent number.

Low Home Rent: Is the lesser of 30 percent of the adjusted income of a family whose annual income equals 50% of the median income for the area (the 50% Rent Limit) or the High Home Rent, except when this number is less than the prior year limit. This number only changes when HUD publishes a change.

HERA Special Rents: Rent Limits to be used for multifamily Tax Subsidy projects that existed in 2007 and 2008 in a HUD impacted area. HUD impacted areas are areas with Section 8 Income Limits held harmless by HUD in FY2007 or FY2008.